

\$549,000 - 109 Sun Bear Circle, Freeport

MLS® #1013056

\$549,000

3 Bedroom, 2.00 Bathroom, 2,030 sqft

Detached Single Family on 0.22 Acres

BEAR CREEK COTTAGES, Freeport, FL

\$5,000 SELLER CREDIT OFFERED AT CLOSING WITH ACCEPTABLE OFFER! MOVE-IN READY and offering exceptional value in the gated Bear Creek community, this beautifully maintained CUSTOM-BUILT home is ready for its next owner. Built in 2021 and offering 2,030 square feet of thoughtfully designed living space, this 3-bedroom, 2-bath home also features a versatile bonus room and sits on a spacious 1/4-acre lot. Bear Creek offers a desirable Freeport location less than 2 miles from Choctawhatchee Bay, with convenient access to the beaches, dining, shopping, and recreation of South Walton. Residents enjoy an impressive collection of community amenities, including TWO COMMUNITY POOLS--one of them BRAND NEW--along with a fitness center, playground, and gathering spaces. Even better, this home is ideally positioned directly across from the fitness center, playground, and gathering areas, putting some of Bear Creek's most popular amenities just steps from your front door. Inside, soaring ceilings, abundant natural light, and an open-concept floor plan create a bright and welcoming atmosphere. The spacious kitchen and living areas flow effortlessly together, making the home equally suited for everyday living and entertaining. Step outside to the covered back porch and extended deck overlooking a peaceful creek and natural surroundings. Whether you're enjoying morning coffee or winding down at the end of the day, this private outdoor setting



adds another dimension to the home's living space. The spacious primary suite is a true retreat with direct access to the outdoor living area and a beautifully appointed ensuite bath featuring a custom-tiled walk-in shower, double vanity, and oversized walk-in closet. Two additional bedrooms provide comfortable accommodations, while the bonus room offers flexibility for a home office, media room, playroom, fitness space, or additional guest area.

With its custom construction, flexible floor plan, peaceful creekside setting, TWO community pools, convenient location, and \$5,000 seller credit, this TURNKEY Bear Creek home offers an outstanding opportunity to move right in and start enjoying the Florida lifestyle.

Built in 2021

Essential Information

MLS® #	1013056
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,030
Acres	0.22
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	109 Sun Bear Circle
Area	20 - Freeport
Subdivision	BEAR CREEK COTTAGES
City	Freeport

County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Public Sewer, Public Water
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Sprinkler System, Rain Gutters
Lot Description	Wooded
Construction	Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Real Broker LLC
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